

MINUTES OF THE MEETING

16 November 2000

Projects Reviewed

Municipal Civic Center

Key Tower Linkage

Skagit Interpretive Design

Japanese Garden Pond/ Shoreline Renovation

Capitol Hill Library

Convened: 8:30am

Adjourned: 4:00pm

Commissioners Present

Rick Sundberg

Ralph Cipriani

Jack Mackie

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

Staff Present

John Rahaim

Layne Cubell

Brad Gassman

Sally MacGregor

16 Nov 2000 Project: **Municipal Civic Center**
Phase: Schematic Design Discussion
Previous Reviews: 2 Decmber 1999 (Scope Briefing), 16 March 2000 (City Hall/ Schematic Design Concept), 20 April 2000 (Open Space Conceptual Design), 18 May 2000 (Concept Briefing), 17 August 2000 (Schematic Design), 21 September 2000 (Schematic Design), 2 November 2000 (Client Group Meeting)
Presenter: Peter Bohlin, Bassetti/Bohlin Cywinski Jackson
Attendees: Geri Beardsley, Legislative Department
Lee Belland, City Budget Office
Sergei Bischak, Bassetti/Bohlin Cywinski Jackson
Marilyn Brockman, Bassetti/Bohlin Cywinski Jackson
Beliz Brother, Lead Artist, City Hall
Jim Compton, City Council
John Eskelin, Department of Neighborhoods
Ken Johnsen, Shiels Obletz Johnsen
Fred Kent, Project for Public Spaces
Darren Lloyd, Bassetti/Bohlin Cywinski Jackson
Anita Madtes, Gustafson Partners
Andrew McGlenn, KPFF Consulting Engineers
Irene Namkung, Legislative Assistant- Jim Compton's Office
Michael O'Boyle, Bassetti/Bohlin Cywinski Jackson
John Pastier, Allied Arts
Brian Paylovec, KPFF Consulting Engineers
Victoria Reed, Arcade Magazine
Peter Steinbrueck, City Council
Jerry Suder, Department of Design Construction and Land Use (DCLU)
Barbara Swift, Swift and Company, Landscape Architects
Brad Tong, Shiels Obletz Johnsen
Ruri Yampolsky, Seattle Arts Commission

Time: 2 hours (SDC Ref. # 221 | DC00119)
(SDC Ref. # 221 | DC00139)
(SDC Ref. # 221 | DC00143)

Action: The Commission appreciates the fruitful, engaging, and positive discussion and makes the following comments and recommendations.

- **The Commission is pleased that the team has made significant explorations in the civic expression of the office block;**
- **while the team has successfully addressed the civic character of the building, would like to continue to see design studies and sketches following the design direction for the office block;**
- **at future presentations, would like to see:**
 - **programmatic studies of the interior spaces along the southern edge of the office block to identify opportunities to bring more light into that area of the building;**
 - **programmatic studies of the blank walls flanking the plaza, especially along James Street, that might forego the need for Land Use**

- departures; and
- **site and building sketches and sections, to fully understand the scale of the spaces of the plaza;**
- **at the next presentation, the Commission will further discuss:**
 - **the entry sequence at Fourth Avenue and Cherry Street;**
 - **the location and design of the Cultural Café; and**
 - **the Boards and Commissions room.**

The City Hall design team met in the first of a series of four meeting to discuss lingering Commission concerns about the schematic design. The design team addressed certain specific concerns, which were identified in the City Council resolution. These concerns include the civic expression of the architecture, the streetscape and facades of James and Cherry Streets, the integration of the different components of the building, and the building mass at the corner of Fourth Avenue and Cherry Street. The Commission identified the civic expression as a primary concern, and is convinced that the civic expression should not be developed only through the Cultural Café. The Commission explained that the civic life of Seattle must be addressed through outdoor and indoor connections between the citizens and the government, rather than creating a symbol of connection as a point of customer service. The Commission hopes that the team has developed the relationship between the complexity and simplicity of the design to meet these design goals.

The design team presented the design changes that have been made in response to the City Council resolution. The design team agreed that the citizen' experience of the building should be a primary focus of the design, and the Cultural Café contributes to this experience. The grand public stair that begins near the corner of Fourth Avenue and cherry Street is an additional public space with proportions that are similar to those of many significant European sites. In addition to creating a grand approach to City Hall, the stair also provides an opportunity to access public spaces along the way to City Hall. While the stair gracefully addresses the steep slope of the site, it creates a pattern that extends beyond the block of City Hall and identifies a focal point for the block. The design team feels that the stairs ascend to the Council chambers and create a collecting space underneath. This identification of connection from the street into the building is an important part of the civic expression of the design.

The design team also presented the changes in office block component as another significant way by which to articulate the civic expression and connect the different components of the building. The team recognized that cladding the entire building in stone creates a barrier and an isolated design. The team feels that the articulation of the civic façade would be achieved through open and bold expressions, to create opportunities for people to recognize that this is a building they can use. The stone would only be used on Fifth Avenue, and would not wrap around the edges at Fifth Avenue, which would create an office-like building. The modeling of the stone will create relief and shadows. The lower level of the plinth, at the City Council offices, will have wood ceilings, stone, and glass, and will be sheathed in weathered copper. The connection between the City Council offices and the office block will be articulated through continuous horizontal canopies that will open the entry at Fifth Avenue; there will be an opportunity for art under these canopies. The north façade will not be clad in stone, but the corner at the intersection of Fifth Avenue and Cherry Street will be a strong connection to Key Tower that slopes down to the main entry. The Cherry Street façade will ideally be composed of glass, with vertical fins to shade the offices from the strong east / west light. The design team presented many different schemes for the Fourth Avenue façade of the office block. Many schemes portray a curtain wall of stone and glass, with large columns. The pattern of these columns could be extended through to the lower portion of the building. The plinth of Fourth Avenue wraps the corner of the site to further develop the connection of

building components.

Key Commissioner Comments and Concerns

- Believes that Fifth Avenue is a continuous space, and wonders if the stone cladding on the southern portions of the lower level makes sense, conceptually.
 - Proponents presented several versions of the material changes that have been made in an attempt to develop responses to previous Commission concerns.
- Agrees that the conceptual notion of the experience of main floors, and the sense of connection could be very profound. Believes that these spaces could be generous and inspiring, within the budget, through the use of aluminum, which is just as regionally contextual as stone. Feels that the materiality is secondary to the notion that the facades, connections, and unification of building components must work together.
 - Proponents stated that many members of the client group feel that stone is a primary way to create a grand civic expression.
- Recognizes that connectivity is a key civic concern, but feels that the current design, through the experience of the user, seems chilly. Feels that the civic expression will develop through the design of the details.
 - Proponents stated that this building is part of a civic complex, and the Justice Building will also be clad in stone. Further stated that there must be a dialogue with adjacent buildings.
- Recognizes that stone has solid and civic qualities, but would like to recognize that horizontal, as well as the vertical, surfaces of the building will be clad in stone as well. Believes that the landscape area and the plaza will create a strong sense of connection.
 - Proponents identified two additional notions of universal civic expression. The building materials must be enduring and lasting. Further stated that as a civic building, it must be set upon a base, set off from its surroundings to provide an opportunity to focus on the important entries and gathering spaces.
 - Proponents further stated that the Fourth Avenue plazas provide a series of perches that cup the large scale spaces, also through the incorporation of simple and direct materials. These arms will effectively buttress the building and intensify the experience of the stair.
- Recognizes that current Seattle civic activity takes place at Westlake plaza, which works well as a civic space. Urges the proponents to recognize that this is achieved through its connection to the building, its informal backstage, and the informal “stages.” Feels that the team should not rely only on programming to create a successful civic space. Believes that the three dimensional space should work because it is a stage for planned and unplanned activity as seen through the example of Red Square at the University of Washington. Also believes that the entry and exits to these examples are very obvious while providing opportunities for pedestrians to flow through the space.
 - Proponents stated that the largest volume of open space will be located at the next block. Further stated that there is a very large spectrum of opportunities for the use of this space. Further stated that the design team wanted to identify how individuals will use and appropriate these spaces. Further stated that the team also investigated the ways by which these layers of spaces can be used to stage significant demonstrations and different scales of gatherings.

- Appreciates the way that the open space flows into the program, and the multi-layered spaces that lead to Fifth Avenue. Believes that there does need to be larger open space.
- Appreciates the attention paid to the civic nature of the design through the discussion of connectivity. However, believes that this sense of connection should be bold at the entries along Fourth Avenue for those who do not enter by ascending the grand stair. Believes that the base of the building should also express a sense of arrival and expectation for those who pass through the “sunwall” and entry at Fourth Avenue and Cherry Street.
 - Proponents stated that there are many ways by which this wall can be opened. Further stated there is a difference between being at City Hall and in City Hall. Agreed that citizens must recognize that they are at City Hall when they are on this block. However, when citizens are in City Hall, they are conducting business there, which is directly related to the programming of the spaces.
- Appreciates the many design schemes presented for the office block, and believes that the different options presented show how rich the office block can be. Urges the team to remove the expression of the columns, if they are not actually needed. Is concerned about the stone “bookends;” does not believe that both facades need to be designed in the same way. Through the cantilever of the office block, there is a consistency in the character of the plaza space and the interior public space. The building addresses the view as well.
- Believes that the entry and arcade at Fifth Avenue and Cherry Street should be recognized as an important entrance that needs to be balanced with the stair on the other side.
- Feels that the new office block schemes with the curtain wall along Fourth Avenue better integrate the hillclimb elevator and entry.
 - Proponents agreed that the expression of the entry at Fourth Avenue is significant. Further stated that the elevator should be very visible from Fourth Avenue, and there should be interconnection across and through the spaces of the site. Proponents stated that they believe that the Cultural Café concept will attract people, and the design team has considered exposing the underside of the grand stair.
- A Councilmember expressed excitement in the proposed schemes for the office block. Believes that the design team should further investigate the significance of the entry at Fifth Avenue and Cherry Street. Believes the discussion of civic expression has been fruitful.
- Appreciates the building as an expression of a glass box with a concrete masks that signal the entries. At future presentations, would like to see a section through the building and the plaza to better understand the experience.
- Understands the plaza is surrounded by “arm” extensions, but is concerned about how the plaza steps along the southern elevation. Would like the proponents to explain the scale of the walls.
 - Proponents stated that the design team has developed the design of the south elevation. At the edge along James Street, there is an eighteen foot grade change. The grade change has been pulled into the building to develop intimate spaces with in the “arms” along James Street. The design of this space and number of spaces has changed multiple times, and the design team hopes to create two spaces in which people will be able to comfortably move around. To reflect the grade change, the walls curve down to meet the grade. The design team has also pulled these edges up along the edge of the building. These terraces are also at levels through which there can be connections across the site, which is very challenging, due to the grade changes. Proponents further stated that the design needs to be developed further, to meet the Seattle Land Use transparency code.

The team has been working to explore options to meet these objectives and meet the needs of this pedestrian zone through planting, for example.

- Does not believe that the building manager quarters and mechanical room are an appropriate use for this edge along James Street. Believes that the building program should be explored to determine what types spaces could be located on this edge to provide opportunities for transparency.
- A Councilmember expressed appreciation for the direction that the design team is taking in respect to the progression along the hill of James Street, which integrates the buildings with the landscape. Feels that the walls could also be canted in to the open space. Believes that this graceful curvature could also be applied to the roof above the Council chambers.
- Appreciates the design intent to bring the building activity down the hill, along this edge of the building. Would like to know if the team could also articulate the building structure along this edge to further link the landscape and the building façade.
 - Proponents presented the design changes to the building mass at the corner of Fourth Avenue and Cherry Street. The team has not fully identified the program of this space, but has proposed to include planters inside a series of niches with vegetation that will grow up the side of the building.
- Recognizes that there will be concerns with the blank walls along Cherry Street as well. Believes that the expression along this wall could be subtle and expressive. Recognizes that the sidewalk along Cherry Street may be expanded by two feet to create a generous pedestrian zone.
- Urges the team to examine the shape of the Boards and Commission rooms. Feels that the shape affects all types of Commission meetings. Feels that there should be flexibility in the room configuration and table arrangements.
- Believes that configuration of the site is interesting, as it provides opportunities for people to cross the site mid-range, against the typical street grid pattern.
 - Proponents stated that the way in which these spaces are laced together would provide an opportunity for humane and generous space. The team is examining a palette of materials to identify items that will activate these open spaces, rather than “shrubbing it up.”
- Believes that the location of the police memorial should be considered very carefully.
 - Proponents stated that the team is working on the design of various types of spaces to be used for different types and scales of ceremonies. Further stated that there might be a quiet, marked bench, located in a tranquil environment to look over the civic activities of the plaza.
- A Councilmember agreed that the police memorial would be more appropriate for the Justice Center, but there are other types of civic tributes or commemoratives that could be displayed in the civic plaza, perhaps recalling Seattle’s activist tradition.

16 Nov 2000 Project: **Key Tower Linkages**

Phase: Pre-Design

Presenters: Jerry Ernst, NBBJ

Tony Gale, Executive Services Department (ESD)

Fred Kent, Project for Public Spaces

Attendees: Beliz Brother, Lead Artist, Civic Center

Larry Goetz, NBBJ

Kevin McGuire, McGuire Associates, Inc.

Jun Quan, Executive Services Department (ESD)

Jennifer Ramirez, Legislative Department

Virginia Reed, Arcade Magazine

Jerry Suder, Department of Design, Construction and Land Use (DCLU)

Barbara Swift, Swift and Company

Ruri Yampolsky, Seattle Arts Commission

Time: 1 hour (SDC Ref. # 169 | DC00202)

Actions: The Commission appreciates the thorough briefing, and makes the following comments.

- The Commission believes that the thoughtful approach to site analysis is a refreshing starting point for a project;
- is encouraged by the team's intent to address the many challenges of the site;
- looks forward to reviewing the Request For Proposals (RFP) before it is issued; and
- looks forward to future briefings after a complete design team is on board and as the project moves forward
- wants to see in future presentation the pedestrian connection possibilities to First Hill and options to address the area beneath the freeway.

Many City offices are located in Key Tower, which is bounded by Fifth and Sixth Avenues, and Columbia and Cherry Streets. As the new City Hall will be located diagonally across the intersection of Fifth Avenue and Cherry Street, the City has convened workshops to address ADA accessibility and public wayfinding complications resulting from the design of the base of Key Tower.

The Executive Services Department (ESD) has hired site design consultants to fully define the concerns that must be addressed by the more complete design team ESD will hire following an RFP process early in the new year. ESD selected Project for Public Spaces as the outside consultant, who developed the analysis through a fresh and unbiased perspective. The ESD would like to develop a program that will create a presence of civic exchange at the base of Key Tower, before visitors ascend to the upper floors and City offices.

Through extensive site analysis, NBBJ has defined the successes and complications of the existing conditions. NBBJ also conducted climatic, visual, and wind studies to identify the spaces of the plaza that are more pleasant than others. While the Key Tower perimeter relates to the street at three levels, the pedestrian access is circuitous. There are narrow and uncomfortable crosswalks on Fifth Avenue, and five different entries to the building, none of which are visibly defined as the main entry. The ADA accessible route is also difficult to navigate; while some of the lobbies are accessible within the building,

they may not be fully accessible to all corners of this block. The base of Key Tower is also visually puzzling for vehicular circulation as well. There are two large, “gaping” entrances/exits to the freeway. Also, due to the surrounding one-way streets, the passenger drop-off area is only truly safe along Sixth Avenue. The team has identified the need for a “front door” orientation to the south, towards City Hall, rather than uptown. This could be achieved through internal modifications and explorations, possibly through a modification of the freeway exit and/or a tunnel to City Hall. The team has also identified a need for a day care center; the best location of this day care within Key Tower has not been determined.

Project for Public Spaces conducted a workshop to better understand how members of the community characterize the base of Key Tower. Based on the public’s observations, the team has identified the goals of the design, as it should relate to the experience of the space. The team feels that the space should be developed as a “civic market,” and there is also the potential for many smaller public spaces. The workshop was conducted with groups of four people, at two different sites, who evaluated such qualities as image, comfort level, accessibility, uses and activity, and sociability. The team feels that the project should go beyond design, and should address program management. Also, in addition to an analysis of the needed pedestrian accessibility, the team recognized the need to analyze operations integral to the success of this space and its relation to City Hall. The team, recognizing the juxtaposition of pedestrians and traffic, identified the opportunity to use considerable wasted space through simplification of the complex entries. As the team develops the program for the link between these two civic buildings, the design team feels that the project should set civic standards, and recognize the levels of public interaction and public space opportunities.

Key Commissioner Comments and Concerns

- Recognizes the need to make improvements at the street level. Feels the proponents should fully examine the original design conditions that have created these circulation and open space problems. Recognizes that many successful public open spaces are those in which the automobile has become the second priority, rather than a predominant presence. Would like to know if these entrance ramps to I-5 are regionally critical at this location.
 - Proponents stated that the team will conduct a traffic study in order to create a powerful vision for significant changes. Further stated that in addition to policy changes, there must be changes to the crosswalks and timing of lights to slow down the speed of the automobile traffic. Further stated that if the ramp is closed, the entire base of the building must be redeveloped to address the redirection of the circulation. Further stated that the team must demonstrate the implication of these changes to Washington State Department of Transportation (WSDOT).
- Recognizes the need for the traffic study and analysis, but would like to know if the team will also conduct a behavior and mapping analysis of the use of the Key Tower interior by pedestrians. Believes that the lobby, in relation to the use of the full building, is very confusing.
 - Proponents stated that they will conduct studies to identify a program and types of signage to create a truly accessible entry and circulation space. Further stated that, through initial workshops and studies, the team has identified many opportunities. The team stated that there is time to conduct motion study analysis and use of space by both vehicles and pedestrians.
- Believes that within the Key Tower lobby, there could be many small open spaces, which could be comfortable and intriguing, providing positive opportunities for discovery.
 - Proponents stated that the team is developing the definition of the relationship between

the Civic Center and Key Tower, as identified in the Master Plan. Further stated that the base also needs to be open to both sides, and the team must identify the volume of services that will be provided in these spaces.

- Would like to know if the team will identify the needs of all user groups of Key Tower. Believes that the needs of the public citizens, in addition to City employees working between the City Hall and Key Tower, should be addressed with equal attention and efficiency.
 - Proponents stated that many pedestrian needs and connections will be considered. Further stated that different types of uses, including private functions and retail opportunities, could be introduced to the lower floors of Key Tower to develop a non-City atmosphere.
- Believes that the slope of this site is a significant challenge for those who are physically challenged. Urges the team to identify a 24-hour ADA accessibility hillclimb as an important part of the program.
- Recognizes that there are many successful examples of public spaces for children. Urges the team to include open space for children within the base of Key Tower.
 - Proponents stated that a day care center has been identified as part of the program. Further stated that an open plaza and an outdoor space could be incorporated, adjacent to the daycare and used by children.

16 Nov 2000 Commission Business

ACTION ITEMS

A. TIMESHEETS

B. MINUTES FROM 19 OCTOBER 2000

ANNOUNCEMENTS

C. UNIVERSITY OF WASHINGTON CAMPUS MASTER PLAN
MEETINGS

DISCUSSION ITEMS

D. DC CANDIDATE UPDATE/ CUBELL

E. LOBBYING ISSUES/ RAHAIM

16 Nov 2000 Project: **Skagit Interpretive Design**

Phase: Design Development

Previous Reviews: 1 April 1999 (Conceptual), 18 November 1999 (Schematic Design)

Presenter: Issac Marshall, Aldrich Pears Associates

Attendees: Beth Blattenberger, Seattle City Light
Michelle Lynn, Seattle City Light

Time: 1 hour (SDC Ref. # 169 | DC00121)

Action: The Commission commends the design team and City Light for the development of this interpretive project and would like to make the following comments and recommendations:

- **applauds the design team's development of creative exhibitions and signage;**
- **urges the team to investigate ways in which City Light can incorporate artist in residence work;**
- **urges the proponents to recognize the full educational potential of this project, and hopes that the design team can incorporate reception gathering spaces that will accommodate school-age children; and**
- **approves the design development of this project.**

The Skagit interpretive design will be comprised of seven installations in the Skagit Valley to celebrate this City owned facility that produces hydroelectric power. The seven installations will include a visitor orientation hub, the Skagit Information Center, the Newhalem Creek powerhouse, the Gorge powerhouse overlook, the Diablo powerhouse, the funicular waiting area, and the Ross powerhouse. The design team, Aldrich Pears Associates, plans to tie these sites together with visual consistency. The exterior modular signage will be composed of metal framing, with three sizes of panels, that will inform visitors of their location within the frame of the entire project. All sites will contain an orientation site map.

Skagit Information Center

The Skagit Information Center, a 1000 square foot retrofit of an existing building, will contain a full interpretive exhibit, with instructional graphics and information. The three dams will be represented through this design. One dam will be physically represented as an area for a theater for six people. At the entry, there will be a transmission structure, scaled to fit into the building and placed as though it is thrusting through the building. There will also be a display explaining the environmental stewardship of the project; this design will incorporate lighting and graphics to simulate water movement. The graphic information system of this display will also contain three staggered panels, which will also transition to artistic representations of wildlife and tree. The Skagit Information Center will also contain a timeline, explaining the project's history, in relation to other significant historical events. This timeline will explain how this project historically affected the cultural development of this region. There will also be displays and computer kiosks to explain the power generation in terms of current electrical usage of Seattle. The display material will be a wide range of colors, and the graphic images will be imbedded in the resin infused melamine as one solid piece. These intrinsically vandal resistant and easy to replace. These graphic panels will be organized through a hierarchy of headings, subheadings, text, pictures and illustrations, and sidebars. There will be a relief map in the concrete floor, with metal inlays; the concrete is currently stained gray. The ceiling will be laminated wood, with lighting directed to highlight certain features.

Gorge Overlook

This outdoor site at the Gorge overlook would contain interpretive signage panels, explaining the view of the switchyard, and the history of its construction. These panels will be porcelain or enameled steel, to provide lasting durability.

Diablo Powerhouse

This buildings is three floors; there is a lobby at the main floor, with a view of the generators. The display panels will incorporate the existing color palette to explain the history of the powerhouse. The mezzanine will contain historical tools and photos, and will be displayed in comparison to today's tools. This area requires a guided tour. At the upper level, there will be a view of the rest of the powerhouse, supplemented with construction drawings and a view of gigantic pipes.

Incline Lift Waiting Area

The design team plans to retain the fixed benches in this exterior shelter. The view from the station, up the rail is of the mountainside, while the view down, looks toward town. There will be exterior quality sign panels in this area as well.

Ross Powerhouse

The powerhouse will be viewed through guided tours and will contain movable exhibits comprised of five, free-standing pieces, that can be locked in place, or moved and folded away. The lobby, the waiting area, contains restrooms and an exhibit. This exhibit will show the workers' photos and will tell the story of the "people behind the power." There is also a viewing deck which offers a view of the Ross dam.

Key Commissioner Comments and Concerns

- Would like to know if the design team anticipates larger groups of visitors, including school groups, in the Skagit Information Center.
 - Proponents stated that up t forty people could visit the center at one time.
- Would like to know if there is a set path, to follow the displays of the Skagit Information Center.
 - Proponents stated that the exhibit is non-linear, and each exhibit can be viewed separately.
- Would like to know if the Skagit Information Center would be open at night.
 - Proponents stated that the building would not be staffed, so the building would only be open during daytime hours, which would vary during the time of year.
- Is intrigued by the organization of the timeline display, containing historical references to other events, such as the invention of the yo-yo. Would like to know if the design team has considered including references to other historical electrical events and inventions.
 - Proponents stated that they are investigating concurrent electrical developments, and the team is still investigating artifacts to use in the timeline.
- Believes that the Skagit Information Center would be a wonderful destination for a fifth grade field trip. Feels that many of the spaces in the exhibit are similar in size. Would like to know if the design team has considered creating a single, large space, in which groups could gather.
 - Proponents agreed that this was a good observation.
- Appreciated the inclusion of a timeline and the recognition of real-time events. Would like to know if the design team could coordinate with another City Light project, produced by an artist in residence, that displays live images of the "Salmon Cam."

- Proponents stated that the building will be wired, and an installation such as this would be easy to accommodate. Feels that this display would be thematically appropriate in the environmental stewardship area.
- Recognizing that the Hoover Dam contains a display by which visitors can look through the thick glass to see how the cavernous pipes have been cut out of the rock. Would like to know if this might be an opportunity in the Diablo powerhouse display.
 - Proponents stated that they cannot significantly alter this building, as it is on the National Historic Register.
- Would like to know if the incline lift still operates.
 - Proponents stated that this is part of the tour.

16 Nov 2000 Project: **Japanese Garden Pond/ Shoreline Renovation**
 Phase: Schematic Design
 Presenters: Tasha Essen, Department of Parks and Recreation (DOPAR)
 Koichi Kabayashi, Designer

Time: .75 hour (SDC Ref. # 169 | DC00203)

Action: The Commission appreciates the engaging presentation and makes the following comments and recommendations as the team develops this project.

- **The Commission thanks the proponents for the sensitive approach and the thorough research throughout the design of the restoration of this significant national resource;**
- **at future presentations, would like the proponents to update the Commission on:**
 - **the implications for the larger context;**
 - **how the proposed pond restoration changes will affect the overall context of the Japanese Garden and the parklands beyond;**
 - **the functional, mechanical needs of the water conservation and re-circulation system, including the location of the filter room and the means by which this can be funded;**
 - **the logistics of the construction process, including the relocation of the fish, and the selection and placement of the stones at the shoreline; and**
- **supports the proponents' efforts to obtain additional funds for the full completion of this project design and offers to send a letter to City Council expressing the need to consider this historical treasure a priority.**

The Japanese Garden, located in the Washington Park Arboretum, is a three-and-a-half acre garden with a formal teahouse that was built in 1960. While this garden is one of the top ten Japanese gardens outside of Japan, there has been significant deterioration, due to drainage difficulties and erosion. Through this project, the garden's pond edge will be restored, and the Japanese garden will be further developed to reflect its original design, which is now only 50%-60% complete. The lead design team has extensive experience and specialized knowledge of Japanese gardens, and will also be working in collaboration with a design/ build team.

Currently, the water of the pond enters through two waterfalls. Through this project, the team hopes to capture the excess flow of water to conserve it by returning it to the waterfall. Also, the new design will incorporate supplemental water, which would not be used in winter. The team hopes to complete these changes without impacting the aesthetics of the water, through the installation of a comparatively quiet system. Through this ability to moderate the water level, the impact of erosion will diminish. Through a study of other Sixth century Japanese gardens, the team determined that typically, rocks line the edge of ponds. There will be extensive restoration of the eastern shoreline, which will be restored according to the different conditions of the shoreline. The edge will be rock, back-filled with gravel. While these improvements are under construction, the koi fish will be removed and relocated until the changes are complete. Through this project, the team will also replace the existing forty year-old bridge; the top layer is rotted away. There will also be limited drainage improvements along the path, and stormwater will be

channeled into gravel, along one side of the path. The team hopes to begin construction next autumn.

Key Commissioner Comments and Concerns

- Would like to know if stone will be installed along the entire edge of the pond.
 - Proponents stated that the stone would primarily be along the eastern edge.
- Realizing the budget for the project will not cover the full costs of the proposed changes, would like to know if the proponents are relying on private donations. Would also like to know if the proponents would propose modifying the other western shoreline in a similar way, if funds were procured.
 - Proponents stated that the changes will take place where erosion has significantly damaged the shoreline. Further stated that the community has been talking about raising funds for the Japanese garden pond restoration
- Would like to know if the budget includes the water re-circulation systems as well.
 - Proponents stated that this inclusion is not certain, because the system is expensive. Further stated that a conservation rebate system might provide an opportunity to fund this installation. Further stated that this garden has been described as one of the best examples Juki Iida's work, and therefore, the Department of Parks and Recreation (DOPAR) has a responsibility to restore it.
- Would like to know what a full execution of the original design would entail.
 - Proponents stated that the upper portion of the building pavilion has not been completed. Also, a noise wall should be constructed to mitigate the aural effects of the context. Further stated that the main gate of the garden is not used, due to traffic, but DOPAR would like to open the gate, and create a simple entrance. Further stated that DOPAR is concerned about the drainage of the soil, and would also like to minimize the view of the chain-link fence.
- Would like to know if the pump room would be located below or above grade.
 - Proponents stated that there would be a pump vault and pumps below grade. Further stated that the filter room would be above grade, on the outside of the fence, so it would not alter the view.

16 Nov 2000 Project: **Capitol Hill Library**
 Phase: Schematic Design
 Previous Review: 16 March 2000 (Pre-Design)
 Presenters: Iole Allessandrini, Artist
 James Cutler, Architect
 Brad Kurokawa, Nakano Associates
 Ray Johnston, Architect
 Melanie Reynolds, Department of Neighborhoods
 Attendees: Lyle Bicknell, CityDesign
 Komal Dewan, EDAW, Inc.
 Marilynne Gardner, City Budget Office
 Barbara Goldstein, Seattle Arts Commission
 Alex Harris, Seattle Public Libraries
 Jess Harris, Department of Design, Construction and Land Use (DCLU)
 Teresa Rodriguez, Executive Services Department (ESD)

Time: 1 hour (SDC Ref. # 221 | DC00114)

Action: The Commission appreciates the presentation and makes the following comments and recommendations:

- The Commission is enthusiastic about the simplicity and geometry of this design juxtaposed with the complex layering of rich building and landscape materials;
- supports the proponents' decision to develop the design as a two story library, to accommodate the project program within this tight site;
- urges the proponents to further explore the definition of sustainability, integrating these principles in the design;
- challenges the design team to investigate the management logistics of the ivy and explore customized design of the screen, rather than a prefabrication, as it will be exposed for some time before there are thriving plant materials;
- *requests that the proponents give further consideration to the proportioning of the windows within the walls on all facades with a goal of achieving as much transparency and civic elegance as possible; (later proposed by Sharon Sutton)*
- urges the proponents to address the concerns of the Department of Design, Construction and Land Use about the lighting impacts of the design and the setback requirements;
- urges the proponents to brief the Commission on the specific Land Use departures that would require support and expresses some concerns about compliance with the setback requirements, but is enthusiastic about the prow element at the entry to the library; and its visibility from Broadway; and
- at future reviews would like the proponents to present:
 - more information on the project's context and site photos;
 - thoughts on the new definition of what a library should be; and

- **photographs of the mock-ups of the art elements.**

The Capitol Hill Library will be located at the intersection of Harvard Avenue East and Republican Street, in an urban residential and commercial area. The program for this project, a library and a neighborhood service center, will require a two story building, with one additional floor of underground parking. The entrance, a ramp leading to the center of the north façade, recognizes that many of the patrons will be pedestrians from the Broadway Avenue commercial district. While the main library circulation area will be at this primary level, the restrooms, meeting rooms, and neighborhood service center will be at the mezzanine level, overlooking the main floor. The design is developing based on society's new, current needs for a library as the heart of the community and a cultural destination. Recognizing the density surrounding the site, the community has expressed a desire for a refuge for the neighborhood that reflects the culture of the community through a "green" building. Through the integrative design approach and the development of guiding design principles, the team hopes to develop a design that responds to urban design concerns

The design of the library is a simple box that will be the garden of this small site; this form is based on the direction of the sun. This simple box is pierced by a centralized triangle, in plan, with a pitched roof that slopes upward to become a prow at the northern elevation. This centralized interior space will be the main reading area. The landscape design has developed as an integrative concept; the brick building, a canvas, will be wrapped with ivy to create the green skin of the building. This landscape will reflect seasonal changes of growth and color, and will be composed of additional plant materials that grow faster than English ivy, creating a collage and adding depth to the vines. The landscape architect and architects have investigated various prefabricated mesh products to determine how these plant materials will be attached. The team has researched other green walls, and believes that roof runoff could potentially be used for the irrigation of the green walls.

The art component of this project has been truly integrated in the project design. The design incorporates the use of light, as a means by which the shape and green wrapping of the building can be exposed as artwork. There will be soft light and hard light, coming through different materials to encourage people to look at the building in different ways. The triangular, sloping roof will be lit, and the green screen will also be illuminated from behind. This concept has developed as a symbolic reference to light as a representation of knowledge.

The neighborhood service center (NSC), a small 400 square foot portion of this project, will provide a variety of services, and will be staffed by a NSC coordinator. The NSC coordinator will keep in touch with the community center, and will primarily act as a liaison, working through public outreach.

Key Commissioner Comments and Concerns

- Appreciates the simplicity of the design, and the possibility of incorporating sustainability through the landscape of the building. Is intrigued by this approach to a civic building, but would like to see how this project will contrast with its context. Recognizing the vertical landscape of the fabric of the building, would like to know how the landscape design of the streetscape will develop.
 - Proponents stated that the context includes many buildings without significant landscape, as the buildings extend to property lines. Further stated that there are limited street trees on surrounding blocks.
- Feels that the building has the potential to become very poetic. Would like the proponents to further explain the relationship between the landscape and the light.

- Proponents stated that there will be an eighteen inches of separation between the brick and landscape screen. Further explained that the light would be reflected onto surfaces between the brick and the green wall to create a diffuse wash, with a watercolor effect.
- Supports the design and believes it will be a complement for the neighborhood. Would like to know how the growth of the vegetation in different seasons will affect the lighting design.
 - Proponents stated that there will be a concentration in density of leaves at the bottom. Further stated that the design will also develop to reflect the recognition that there will not be full green year-round. Further stated that the design team is studying the relationship between different types of evergreen and deciduous plant material.
- Appreciates the layering of the project, but would like to urge the proponents to consider materials and a design for the landscape screen other than a prefabricated system.
 - Proponents agreed that this could become a sculptural element.
- Is concerned that the landscape material may overwhelm the visibility of the lighting element.
 - Proponents stated that the plant material will be maintained.
 - Proponents further stated that there are certain setback requirements that will require a waiver. The prow, at the center of the north elevation, extends over Republican Street. Additionally, there are landscape and street tree requirements that may require a waiver as well.
- A representative from the Department of Design, Construction and Land Use also expressed concern about the impact of the lighting on nearby residences.
 - Proponents stated that there should be no serious impacts from the lighting. Further stated that the light will be contained within the building, and there will be a sense of transparency that will only be perceived as a soft beacon of light.
- Would like to know how natural light enter the building.
 - Proponents stated that there will be 14 feet of glass at the south façade, with an overhang. Further stated that there will be skylights at the edge of the triangular roof form, providing indirect light, a direct light is not favorable for libraries.
- Would like the proponents to explain their understanding of the role of new libraries and new library typologies, as the characteristics of this role is changing.
 - Proponents agreed the library typology is changing, and also stated that the variety of neighborhoods that are building new libraries is amazing as well.